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CATALOGUE

OF

128 LOTS OF LAND,

TO BE SOLD BY AUCTION,

ON MONDAY, MARCH 4, 1844.

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CATALOGUE

OF

128 LOTS OF LAND,

IN THE

SOUTH COVE,

WITH THE

NUMBERS, DIMENSIONS, AND CONTENTS,

AFFIXED TO EACH LOT,

TO BE DIVIDED AMONG THE STOCKHOLDERS,

BY ORDER OF THE

DIRECTORS OF THE SOUTH COVE CORPORATION.

THE RIGHT OF CHOICE,

AMONG SAID LOTS, WILL BE SOLD BY AUCTION, TO THE STOCKHOLDERS ONLY, UPON THE TERMS AND CONDITIONS ANNEXED,

On Monday, March 4, 1844,

AT 11 O'CLOCK, A. M.,

At the United States Hotel, Boston.

BOSTON:
PRESS OF CROCKER AND BREWSTER,
47 Washington-street.
1844.

Dr James R Chadwick
Mar. 24, 1898.

CONDITIONS OF DIVIDEND.

ART. 1. 128 lots of land, containing 120,968¾ square feet, will be offered to the stockholders, giving them a dividend of 100 feet for every share of stock they own ; but no stockholder can take a less quantity of land than 900 feet.

ART. 2. The right of choice in all the lots in the Catalogue will be set up at Auction, on Monday, the 4th day of March, 1844. The highest bidder will have the right of taking any number of contiguous lots, not exceeding his due proportion, according to the number of shares he owns. The selection of lots is to be made at the auction forthwith. The bidding for the right of choice is to be by the square foot. Warranty deeds will be given.

ART. 3. The choice money to be paid in cash within thirty days from the sale.

ART. 4. Stockholders owning a less number of shares than nine, can buy or sell rights to the dividend, or join with others and take land, either at the sale, or within thirty days thereafter.

ART. 5. If any stockholder shall have neglected to bid and select his land or proportion of land at the time of sale, he may at any time within thirty days thereafter make his selection among the remaining lots, as per catalogue, and the stockholder who first notifies the Treasurer, in writing, of the land he chooses, shall be entitled to the land so selected. Stockholders not making their selection at the sale, or within thirty days thereafter, will be considered as having waived their right to the dividend in land ; but after thirty days, the remaining lots, as per cata-

logue, shall be sold at public auction, for cash, as soon as reasonably may be, and the proceeds of one hundred feet to a share, distributed among those stockholders who shall have neglected to take their dividend in land within the time prescribed, including those who shall have fractions of shares unsatisfied.

Art. 6. The lots on Harrison Avenue will be conveyed subject to the restriction that no part (above ground) of any building or other erection, fences and door-steps excepted, that shall be placed on said lots, shall be less than five feet from the line of the street, except that cellar-doors, balconies, blinds, eaves, and gutters, may be projected not exceeding eighteen inches.

Art. 7. No building on any of said lots shall be erected other than those of stone or brick with slated roofs, and no building shall be used for a stable, smith's-shop, or with a steam-engine. And no building on Erie street or Oswego street shall be less or more than two and a half stories in height, with a basement story; and no building on Oneida street or Harrison Avenue shall be less than three stories in height. All the restrictions in this article shall be in force for the term of ten years and no longer.

Art. 8. The partition walls above the cellar floors shall be of brick and eight inches in thickness, and may be erected on the dividing lines of the lots, one half on each lot; and if the owner of any lot shall neglect or refuse to build, upon the written request of the owner of that adjacent, made to the former or his guardian or agent, the latter shall have the right to erect the wall, and the said owner of the adjacent lot shall pay, before he enters any timbers or joist upon it, one half the reasonable cost thereof, or of such portion as he shall at any time use. And if the parties fail to agree upon said reasonable cost, it shall be determined by referees mutually chosen, whose award shall be final.

Art. 9. Common sewers are to be constructed within one year, by the Corporation, in Harrison Avenue, Erie, Oneida, and Oswego streets, into which the owners of all the lots shall have the right to drain, and the streets will be graded and gravelled to the height of Harrison Avenue: the purchaser paying therefor twenty dollars for each lot to the Treasurer of the Corporation, before the deeds of said lots shall be delivered.

Art. 10. The lots on the northerly side of Erie street, numbered from 838 to 858 inclusive, will be conveyed subject to a passage way of five feet in width over the rear of said lots, for the common benefit of the owners of lots on Erie and Orange streets: also a passage way of like width over the rear of lots No. 860 to 864 inclusive, on Harrison Avenue, is laid out for the common benefit of those lots and of the lots on Erie and Orange streets. Lots numbered from 838 to 857 inclusive, contain 950 feet each; nevertheless, in consequence of the passage way over their rear, will be reckoned in this dividend, at only 900 feet each. For a similar reason, lot numbered 858 will be reckoned at 970 feet only.

Art. 11. No part above ground of any building or other erection on any of the lots on Erie, Oneida, or Oswego streets (one door step not more than ten inches wide excepted) shall project into any of the streets, except that cellar doors, balconies, blinds, eaves, and gutters, may be projected not exceeding eighteen inches.

Art. 12. The lands will not be filled by the Corporation any higher than they now are. The old buildings on the land belong to the Corporation, and will be removed after the sale.

Art. 13. The deeds will be delivered at the office of Ellis Gray Loring, Esq., the Solicitor, Brazer's Building, State Street.

B. R. NICHOLS, *President.*
FRANCIS JACKSON, *Agent.*

CATALOGUE.

Section 1.

13 *Lots on the Easterly side of Harrison Avenue; buildings to be set back 5 feet: the passage way over the rear of Lots* 860, 861, 862, *being reckoned with said lots.*

No.	Dimensions. Front.	Deep.	Contents.
862	23 by	70	1610
861	22½	"	1575
860	"	"	1575
997	"	51½	1158¾
998	"	"	1158¾
999	"	"	1158¾
1000	"	"	1158¾
			9395

No.	Dimensions. Front.	Deep.	Contents.
1045	22½ by	51½	1158¾
1046	"	"	1158¾
1047	"	"	1158¾
1048	"	"	1158¾
1071	"	"	1158¾
1072	"	"	1158¾
			6942½

Section 2.

21 *Lots on the Northerly side of Erie Street, including back passage way, half of which is reckoned with the lots.*

838	20 by	47½	950
839	"	"	950
840	"	"	950
841	"	"	950
842	"	"	950
843	"	"	950
844	"	"	950
845	"	"	950
846	"	"	950
847	"	"	950
848	"	"	950
			10450

849	20 by	47½	950
850	"	"	950
851	"	"	950
852	"	"	950
853	"	"	950
854	"	"	950
855	"	"	950
856	"	"	950
857	"	"	950
858	21½	"	1021¼
			9571¼

Section 3.

22 *Lots on the Southerly side of Erie Street.*

No.	Dimensions. Front.	Deep.	Contents.	No.	Dimensions. Front.	Deep.	Contents.
975	20	45	900	986	20	45	900
976	"	"	900	987	"	"	900
977	"	"	900	988	"	"	900
978	"	"	900	989	"	"	900
979	"	"	900	990	"	"	900
980	"	"	900	991	"	"	900
981	"	"	900	992	"	"	900
982	"	"	900	993	"	"	900
983	"	"	900	994	"	"	900
984	"	"	900	995	"	"	900
985	"	"	900	996	"	"	900
			9900				9900

Section 4.

22 *Lots on the Northerly side of Oneida Street.*

1001	20	45	900	1012	20	45	900
1002	"	"	900	1013	"	"	900
1003	"	"	900	1014	"	"	900
1004	"	"	900	1015	"	"	900
1005	"	"	900	1016	"	"	900
1006	"	"	900	1017	"	"	900
1007	"	"	900	1018	"	"	900
1008	"	"	900	1019	"	"	900
1009	"	"	900	1020	"	"	900
1010	"	"	900	1021	"	"	900
1011	"	"	900	1022	"	"	900
			9900				9900

Section 5.

22 Lots on the Southerly side of Oneida Street.

No.	Dimensions. Front.	Deep.	Contents.	No.	Dimensions. Front.	Deep.	Contents.
1023	20 by	45	900	1034	20 by	45	900
1024	"	"	900	1035	"	"	900
1025	"	"	900	1036	"	"	900
1026	"	"	900	1037	"	"	900
1027	"	"	900	1038	"	"	900
1028	"	"	900	1039	"	"	900
1029	"	"	900	1040	"	"	900
1030	"	"	900	1041	"	"	900
1031	"	"	900	1042	"	"	900
1032	"	"	900	1043	"	"	900
1033	"	"	900	1044	"	"	900
			9900				9900

Section 6.

22 Lots on the Northerly side of Oswego Street, and 6 Lots on the Southerly side of Oswego Street.

1049	20 by	45	900	1063	20 by	45	900
1050	"	"	900	1064	"	"	900
1051	"	"	900	1065	"	"	900
1052	"	"	900	1066	"	"	900
1053	"	"	900	1067	"	"	900
1054	"	"	900	1068	"	"	900
1055	"	"	900	1069	"	"	900
1056	"	"	900	1070	"	"	900
1057	"	"	900	1073	"	"	900
1058	"	"	900	1074	"	"	900
1059	"	"	900	1075	"	"	900
1060	"	"	900	1076	"	"	900
1061	"	"	900	1077	"	"	900
1062	"	"	900	1078	"	"	900
			12600				12600

Channel

Lehigh Street

Saxony Street

Oswego Street

Oneida Street

Erie Street

Orange Street

Castle St

Walnut

March 5. 1844
P. Stackton Agent

140

421½